



Federal Emergency Management Agency

Washington, D.C. 20472

APR 30 2007

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Gladys Markert
Mayor, City of Elgin
310 North Main Street
Elgin, TX 78621

IN REPLY REFER TO:

Case No.: 07-06-0779P
Community Name: City of Elgin, TX
Community No.: 480023
Effective Date of
This Revision: **AUG 30 2007**

Dear Mayor Markert:

The Flood Insurance Study report and Flood Insurance Rate Map for your community have been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel(s) revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed which provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other attachments specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Federal Insurance and Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Denton, Texas, at (940) 898-5127, or the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Sincerely,

Emily Hirsch, CFM, Project Engineer
Engineering Management Section
Mitigation Division

For: William R. Blanton Jr., CFM, Chief
Engineering Management Section
Mitigation Division

List of Enclosures:

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map
Annotated Flood Insurance Study Report

cc: The Honorable Ronnie McDonald
Bastrop County Judge

Mr. Gary Cooke
Director of Planning and
Development/Floodplain
City of Elgin


TRC / R. J. Brandes Company

APR 30 2007

AUG 30 2007



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of Elgin Bastrop County Texas	NO PROJECT	HYDRAULIC ANALYSIS HYDROLOGIC ANALYSIS NEW TOPOGRAPHIC DATA
	COMMUNITY NO.: 480023		
IDENTIFIER	Shenandoah Elm Creek	APPROXIMATE LATITUDE & LONGITUDE: 30.355, -97.406 SOURCE: USGS QUADRANGLE DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 48021C0075 E DATE: January 19, 2006		DATE OF EFFECTIVE FLOOD INSURANCE STUDY: January 19, 2006 PROFILE(S): 10P and 11P SUMMARY OF DISCHARGES TABLE: 1	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map; ** FBFM - Flood Boundary and Floodway Map; *** FHBM - Flood Hazard Boundary Map

FLOODING SOURCE(S) & REVISED REACH(ES)

Elm Creek – from approximately 1,100 feet downstream of U.S. Highway 290 (US290) to approximately 900 feet upstream of North Avenue C

Elm Creek Tributary 1 – from its confluence with Elm Creek to just downstream of North Avenue C

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Elm Creek	Zone A	Zone AE	YES	YES
	No BFEs*	BFES	YES	NONE
	Zone A	Zone A	NONE	YES
Elm Creek Tributary 1	Zone A	Zone AE	YES	YES
	No BFEs*	BFES	YES	NONE

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Emily Hirsch, CFM, Project Engineer
Engineering Management Section
Mitigation Division



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance discharges computed in the submitted hydrologic model. Future development of projects upstream could cause increased discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on discharges and could, therefore, indicate that greater flood hazards exist in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

A handwritten signature in cursive script, appearing to read "Emily Hirsch".

Emily Hirsch, CFM, Project Engineer
Engineering Management Section
Mitigation Division



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mr. Frank Pagano
Director, Federal Insurance and Mitigation Division
Federal Emergency Management Agency, Region VI
Federal Regional Center, Room 206
800 North Loop 288
Denton, TX 76209
(940) 898-5127

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel(s) and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

A handwritten signature in cursive script, appearing to read "Emily Hirsch".

Emily Hirsch, CFM, Project Engineer
Engineering Management Section
Mitigation Division



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

PUBLIC NOTIFICATION OF REVISION

PUBLIC NOTIFICATION

FLOODING SOURCE	LOCATION OF REFERENCED ELEVATION	BFE (FEET NGVD 29)		MAP PANEL NUMBER(S)
		EFFECTIVE	REVISED	
Elm Creek	Approximately 1,100 feet downstream of US290	None	493	48021C0075 E
	Just upstream of North Avenue C	None	508	48021C0075 E
Elm Creek Tributary 1	Approximately 1,000 feet upstream of confluence with Elm Creek	None	503	48021C0075 E
	Just downstream of North Avenue C	None	532	48021C0075 E

Within 90 days of the second publication in the local newspaper, a citizen may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised BFEs presented in this LOMR may be changed.

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below.

LOCAL NEWSPAPER Name: *Elgin Courier*
 Dates: 05/24/2007 05/31/2007

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Emily Hirsch

Emily Hirsch, CFM, Project Engineer
Engineering Management Section
Mitigation Division

109770 10.3.1.07060779

102-I-A-C

CHANGES ARE MADE IN DETERMINATIONS OF BASE FLOOD ELEVATIONS FOR THE CITY OF ELGIN, BASTROP COUNTY, TEXAS, UNDER THE NATIONAL FLOOD INSURANCE PROGRAM

On January 19, 2006, the Department of Homeland Security's Federal Emergency Management Agency identified Special Flood Hazard Areas (SFHAs) in the City of Elgin, Bastrop County, Texas, through issuance of a Flood Insurance Rate Map (FIRM). The Mitigation Division has determined that establishment of Base (1-percent-annual-chance) Flood Elevations (BFEs) for certain locations in this community is appropriate. The new BFEs revise the FIRM for the community.

The changes are being made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65.

A hydraulic analysis was performed to incorporate updated topographic information and a revised hydrologic analysis along Elm Creek from approximately 1,100 feet downstream of U.S. Highway 290 to approximately 900 feet upstream of North Avenue C and along Elm Creek Tributary 1 from its confluence with Elm Creek to just downstream of North Avenue C. This has resulted in increases and decreases in SFHA width and establishment of BFEs for both Elm Creek and Elm Creek Tributary 1. The table below indicates existing and modified BFEs for selected locations along the affected lengths of the flooding source(s) cited above.

Location	Existing BFE (feet)*	Modified BFE (feet)*
Elm Creek:		
Approximately 1,100 feet downstream of U.S. Highway 290	None	493
Just upstream of North Avenue C	None	508
Elm Creek Tributary 1:		
Approximately 1,000 feet upstream of confluence with Elm Creek	None	503
Just downstream of North Avenue C	None	532

*National Geodetic Vertical Datum, rounded to nearest whole foot

Under the above-mentioned Acts of 1968 and 1973, the Mitigation Division must develop criteria for floodplain management. To participate in the National Flood Insurance Program (NFIP), the community must use the modified BFEs to administer the floodplain management measures of the NFIP. These modified BFEs will also be used to calculate the appropriate flood insurance premium rates for new buildings and their contents and for the second layer of insurance on existing buildings and contents.

Upon the second publication of notice of these changes in this newspaper, any person has 90 days in which he or she can request, through the Chief Executive Officer of the community, that the Mitigation Division reconsider the determination. Any request for reconsideration must be based on knowledge of changed conditions or new scientific or technical data. All interested parties are on notice that until the 90-day period elapses, the Mitigation Division's determination to modify the BFEs may itself be changed.

Any person having knowledge or wishing to comment on these changes should immediately notify:

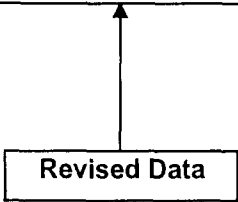
The Honorable Gladys Markert
Mayor, City of Elgin
310 North Main Street
Elgin, TX 78621

TABLE 1 - SUMMARY OF DISCHARGES

Flooding Source and Location	Drainage Area (square miles)	Peak Discharges (cfs)			
		10-YEAR	50-YEAR	100-YEAR	500-YEAR
Colorado River At Loop 150	39,979	63,386	119,464	149,310	231,296
Gills Branch At confluence with the Colorado River	2.78	2,300	3,221	3,873	5,000
At State Route 71	2.25	1,525	2,013	2,215	2,750
At Loop 150	1.20	850 ¹	850 ¹	850 ¹	850 ¹
At State Route 95	1.03	1,076	1,700	1,981	2,700
Cedar Creek Downstream of Maha Creel	88.0	11,490	22,230	28,290	46,760
Upstream of Maha Creek	49.0	7,390	15,400	20,100	34,910
Dry Creek South At confluence with the Colorado River	57.29	11,379	17,292	19,813	25,719
Elm Creek At State Highway 290	5.74	*	*	6,853	*
Elm Creek Tributary 1 At the confluence with Elm Creek	1.09	*	*	2,071	*

¹ Approximate capacity of upstream channel

*Data not available


 Revised Data

